

LOCAL DEVELOPMENT PLAN PROVISIONS:

Unless otherwise defined on this Local Development Plan (LDP), all development shall be in accordance with the City of Swan Local Planning Scheme No. 17, the Residential Design Codes, POL-LP-11 Variation To Deemed To Comply Requirements of the R-Codes - Medium Density Single House Development Standards (R-MD Codes) and/or the Village 7B Annie's Landing Local Structure Plan (DP-18), where relevant.

The residential density codes are as per the applicable endorsed Development Plan.

Unless otherwise varied on this LDP, the relevant density provisions of the R-Codes and POL-LP-11 apply to lots subject of this LDP.

1. Minor variations to the requirements of the R-Codes and this LDP may be approved by the City of Swan.
2. For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
3. Lots 10257-10260, 10265-10269, 10228-10234 and 10544-10554 (ie. all lots abutting the Reserve for Recreation) must provide a 1.5m x 1.5m bin pad storage area at the rear of the property. Bin pads must be screened from view from the laneway.
4. Lot 10639 shall be assessed in accordance with all of the RMD R25 provisions.
5. Dwellings in Lots 10228-10234 and Lots 10544-10554 (ie all lots abutting the Reserve for Recreation) shall provide either a major opening and/or outdoor living area orientated towards the Reserve for Recreation.
6. Outdoor Living Areas are permitted to be provided between the dwelling and the rear boundary. (ie boundary with Reserve for Recreation).
7. Fencing along the boundary to the Reserve for Recreation is to be interpreted as the 'front fence' of the property in terms of the Local Planning Scheme.
8. Lots 10228-10234 and Lots 10544-10554 are 'rear loaded lots' in accordance with the RMD Codes.

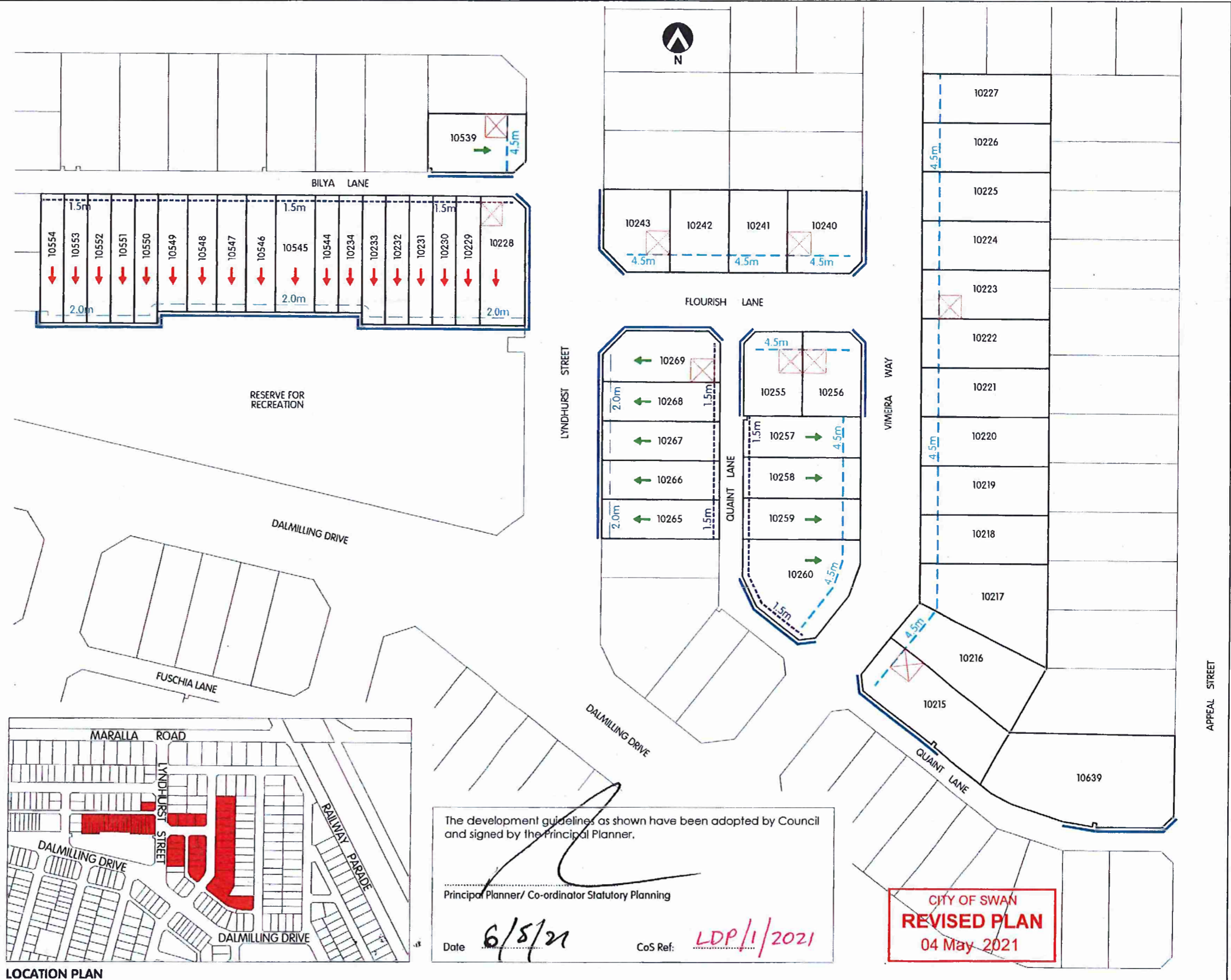
LEGEND

SETBACKS

- 2.0m MINIMUM FRONT SETBACK FOR FACADE INCLUDING DWELLING, PORCH, PORTICO, VERANDAH ETC
- 4.5m MINIMUM FRONT GARAGE SETBACK
- 1.5m MINIMUM LANEWAY SETBACK

GARAGE ACCESS

- DESIGNATED GARAGE LOCATION
- NO VEHICLE ACCESS
- BUILDING ORIENTATION TO PRIMARY STREET
- BUILDING ORIENTATION TO RESERVE FOR RECREATION (REFER TO PROVISION 5)



The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

Principal Planner/ Co-ordinator Statutory Planning

Date 6/5/21 CoS Ref: LDP/1/2021

CITY OF SWAN
REVISED PLAN
 04 May 2021

CADASTRAL INFORMATION
 SOURCE: VERIS
 YYMMDD: 210310
 DWG REF: annie-210310-trun_pcg84.dwg
 PROJECTION: PCG84
 AERIAL PHOTOGRAPHY
 SOURCE: NA
 YYMMDD: NA

HATCH | RobertsDay

SIZE A3 1:1000

0 10 20 30 40 50 metres

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
E	MOD TO PROV 6 & 7	210504	SB	RDa
D	MOD TO PROV 3 & 4	210503	SB	RDa
C	ADD LOT 10639	210421	SB	RDa
B	SETBACK MOD TO LN LOTS	210315	SB	TT
A	BASE LDP	210312	SB	TT

LOCAL DEVELOPMENT PLAN - STAGE 21
 Annie's Landing, Ellenbrook
 City of Swan

JOB CODE: **EJV VL7B** DRAW NO.: **RD1 425** REV.: **E**

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY